

RIGBY & MARCHANT



An exceptional four bedroom Edwardian home, beautifully reimagined with striking architecture in the heart of Queen's Park.



Chevening Road, Queens Park

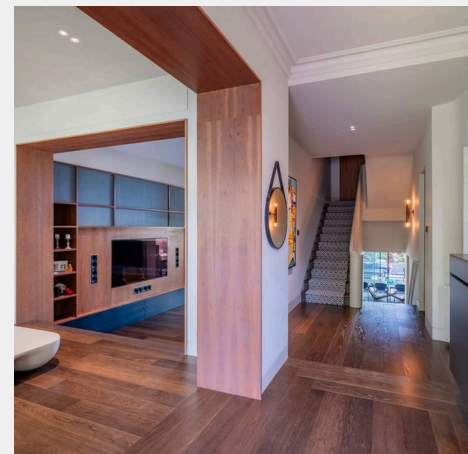
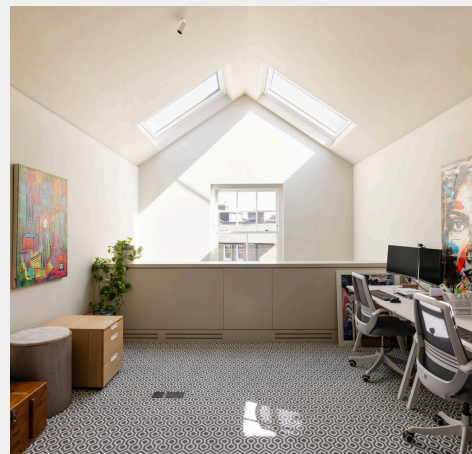
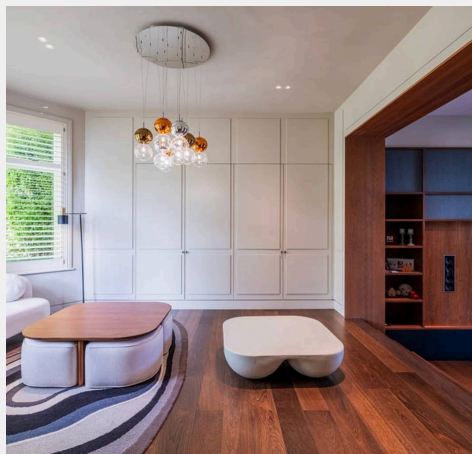




Behind a handsome period façade, this exceptional Queen's Park house has been completely reimaged through a comprehensive back to brick renovation and a complete redesign of the internal spaces. The result is a home of real architectural confidence, where dramatic volume, beautiful materials and carefully controlled natural light come together with unusual ease.

A central part of the design was to improve the flow through the house and create a greater sense of openness. Rather than relying on a conventional hallway and a sequence of separate rooms, the ground floor unfolds across a series of subtly tiered levels, drawing you naturally from the front of the house towards the garden. The spaces remain distinct in character, yet feel connected to one another, giving the house a wonderful sense of depth and movement.

At the rear, the house opens into an extraordinary kitchen, dining and living space. The ceiling rises to more than five metres at its highest point, creating a sense of scale rarely found in a London family house. Large rooflights draw daylight deep into the room, while an almost full width wall of glazing opens onto the garden.



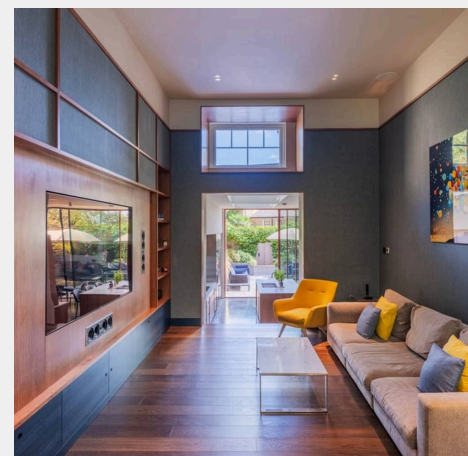
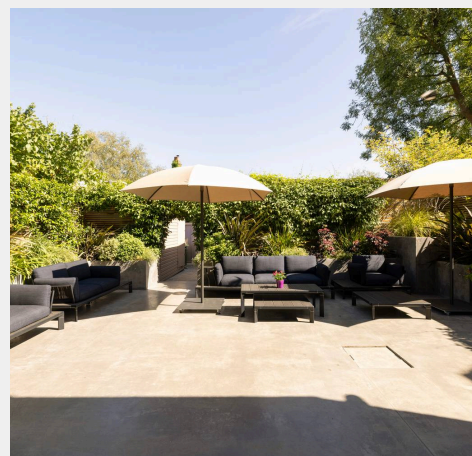


The kitchen itself is beautifully restrained, with rich timber cabinetry, natural stone and stainless steel detailing. A generous island sits at its centre, creating a relaxed space for everyday family life while still feeling sophisticated enough for entertaining. Beyond it, the dining and living areas are anchored by a sculptural tiled fireplace and bespoke joinery.

When the rear doors are opened, the distinction between house and garden almost disappears. The landscaped garden has been conceived as another living space, with mature planting, generous areas for seating and dining, and a fully fitted outdoor kitchen. There is also excellent practical storage at the rear, including a garden shed and secure bike storage.

There is a richness to the detailing throughout. Timber, stone, textured tiles and carefully selected finishes give each room its own character, without losing the sense of cohesion that runs through the house.

The property is currently arranged as four bedrooms, although the scale and flexibility of the accommodation means it could comfortably be configured to provide five or potentially six bedrooms. The upper floor in particular offers an impressive vaulted space, currently used as a substantial home office, which lends itself to a variety of future uses.





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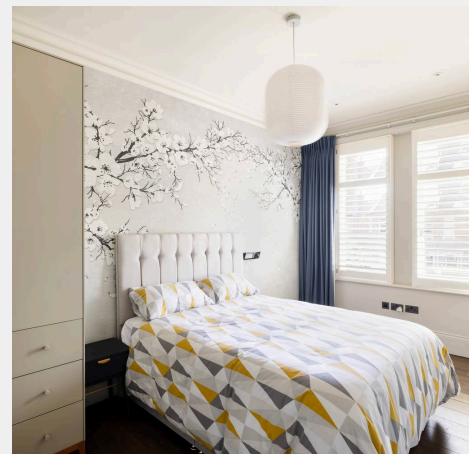
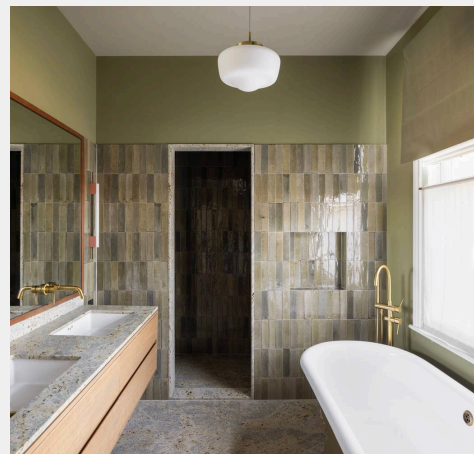
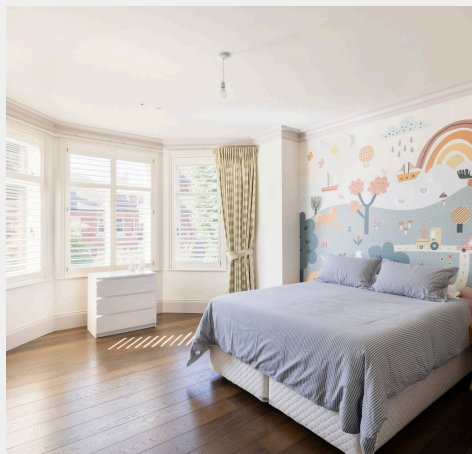
The principal suite is equally considered, with excellent proportions, bespoke storage and a dedicated dressing area. Air conditioning has been installed throughout the house, bringing an additional level of comfort that is still unusual in London family homes.

Outside, there is off street parking to the front, while the garden to the rear feels wonderfully private and established.

What sets the house apart is not simply the quality of the refurbishment, but the clarity of the design. The changing levels, sightlines through the house, relationship between old and new, and the way natural light moves through the spaces have all been carefully considered.

It is a rare example of a substantial Queen's Park house where the architecture and interiors feel genuinely resolved. A striking family home, but also a beautifully designed one.

The property includes the ownership of a double garage, currently subject to a personal licence granted to the occupiers of a neighbouring property until December 2035, unless terminated earlier in accordance with its terms. The licence is non-assignable and provides for a nominal £1 fee. Further details are available upon request.

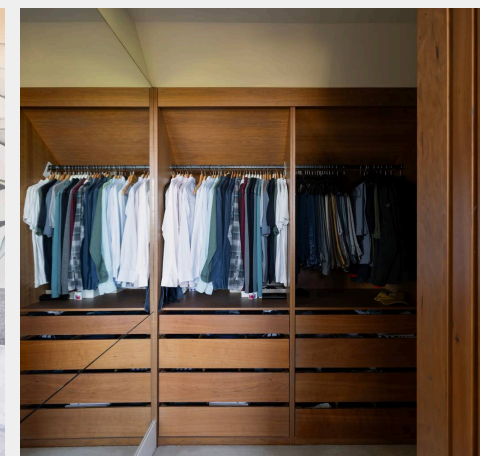
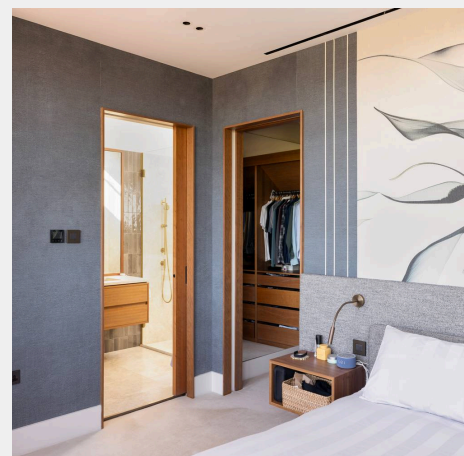
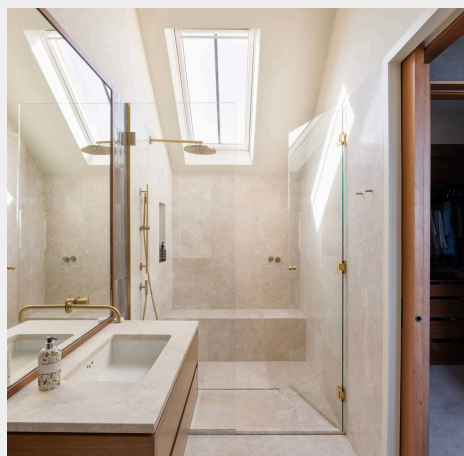






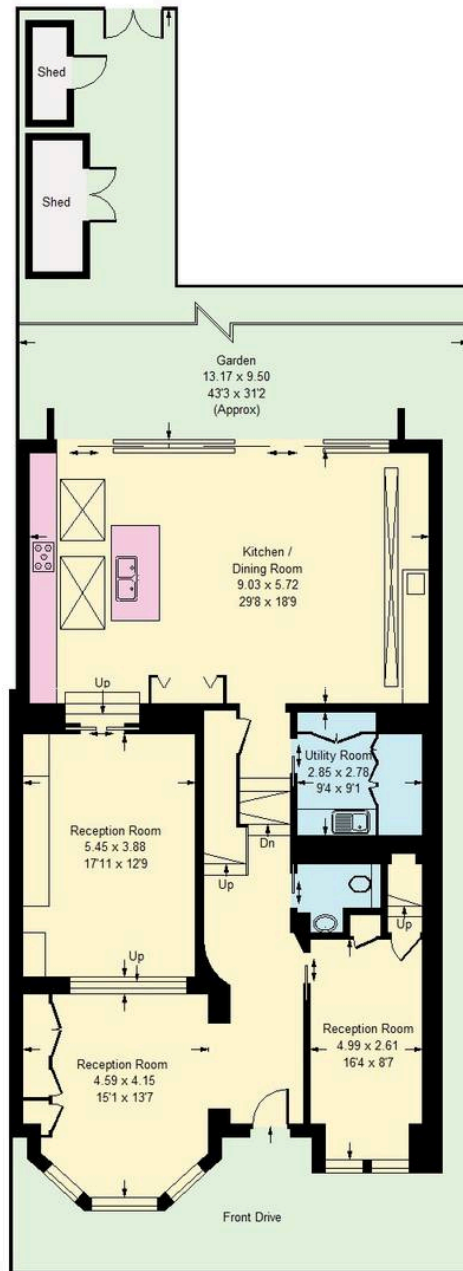
Chevening Road is widely regarded as one of the finest addresses in Queen's Park, an exceptionally desirable neighbourhood known for its handsome period houses, tree lined streets and strong sense of community. Queen's Park itself is moments away, offering beautifully maintained green space, tennis courts and children's play areas. Salusbury Road has an excellent collection of independent shops, cafés and restaurants, while Lonsdale Road is one of north west London's most appealing destinations for dining, coffee and fitness. The much loved farmers' market held each Sunday adds to the area's distinctive village atmosphere. Kensal Rise and Chamberlayne Road are also close by, while Queen's Park station provides convenient Underground and Overground connections into central London. Its combination of architecture, green space, excellent schools and genuine neighbourhood life makes Queen's Park one of London's most sought after places for families.

- Four bedrooms currently, with excellent flexibility to create five or potentially six bedrooms
- Landscaped south facing garden with outdoor kitchen, plus off street parking to the front
- Completely reimaged and refurbished back to brick, with exceptional attention to design, detail and finish
- Air conditioning throughout, bespoke joinery and beautifully considered natural materials
- Striking kitchen, dining and living space with ceiling heights rising to over five metres
- Rear access from Dunmore Road

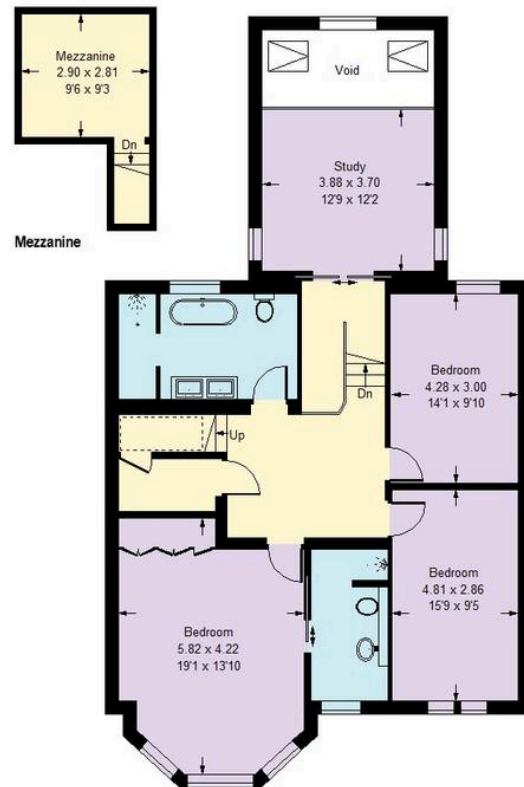


Chevening Road, NW6

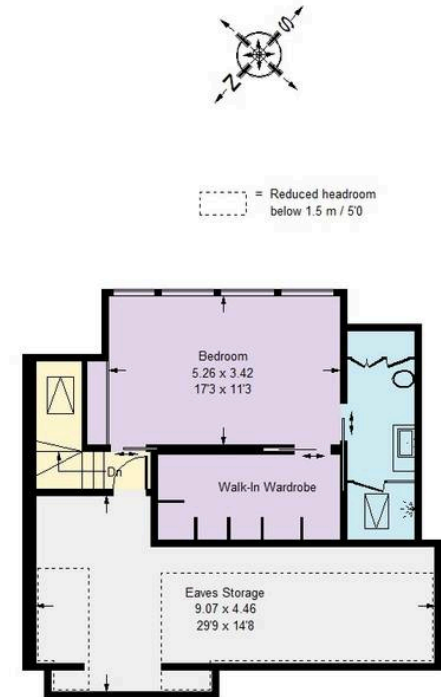
Approx Gross Internal Area
329.8 sq m / 3550 sq ft
(Including Eaves 7 Excluding void)



Ground Floor



First Floor



Second Floor



Reduced headroom
below 1.5 m / 5'0"

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.



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